

LANSDOWN LODGE, 68 LANSDOWN ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL51 6QL

 Charles Lear



## LANSDOWN LODGE

A rare opportunity to create a stunning residence from this architecturally inspiring Grade II Listed commercial property. Consent has been granted for the required alterations to provide 3,465sq.ft. of accommodation including the creation of a two bedroom annexe and three car carport.

### DESCRIPTION

Set back from the road and forming park of a substantial rendered and painted villa, Lansdown Lodge has been utilized most recently as a commercial property. Consent was granted in early 2021 to change the property's use to form a residential dwelling and to create a two bedroom annex. The property is Grade II Listed, requires complete refurbishment and the proposed dwelling would measure 3,465sq.ft. Internally, Lansdown Lodge offers an array of original features including deep sash windows, marble fireplaces, ornate cornicing and beautifully proportioned rooms typical of the era. The existing accommodation is arranged over just two floors and enjoys a significant driveway where a large three bay carport is proposed together with a lawned area of garden situated to the front of the house. At present, wrought iron double gates provide access to what is to become the rear garden and where the two bedroom annexe is to be constructed using the existing historic stable block/garage.

### AGENTS NOTE

Although a formal planning application has not been made for the amended scheme shown in the CGI's, our client has taken professional advice on this matter and there are no foreseen concerns with obtaining permission for these.





### SITUATION

Set back from the road, with a generous amount of parking, located on one of the town's main access routes leading to the fashionable Montpellier district. Opposite the property is one of the town's most respected schools, Dean Close, however, Bournside School, Cheltenham Ladies College and Cheltenham College are all within a very short drive. The property is in an excellent position for access to the main transport links including the M5 motorway at J11 and Cheltenham Spa Railway Station. Nearby are the fashionable districts of Montpellier, Lansdown and Tivoli as well as the historic Christ Church.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

Cheltenham Borough Council: 01242 262626.

Business Rates: Rateable Value of £17,750.00pa.

Planning Ref. No.: 21/00240/FUL.

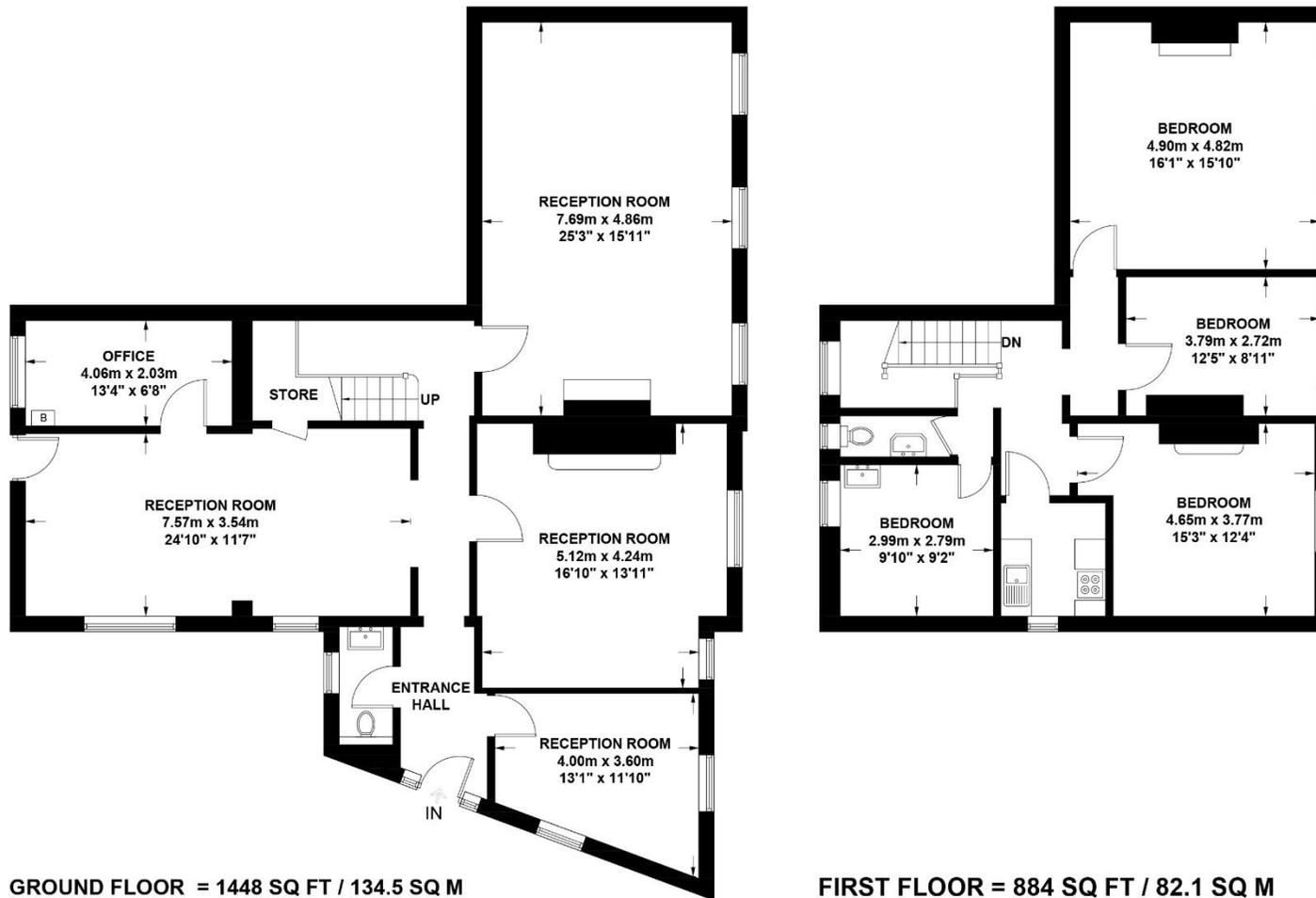
English Heritage: Listed, Grade II.

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 216.6 sq m / 2332 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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